



**HOME BUILDERS & REMODELERS ASSOCIATION  
OF CONNECTICUT, INC.**

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*Your Home  
Is Our  
Business*

**Housing Committee  
Public Hearing  
Testimony  
March 10, 2022**

**To: Chairmen Rep. Williams, Sen. Lopes, Ranking Members Rep. Polletta,  
Sen. Cicarella, and distinguished Members of the Housing Committee**

**From: Jim Perras, CEO**

**Regarding: Testimony on Raised H.B. No. 5204 AN ACT CONCERNING A NEEDS  
ASSESSMENT AND FAIR SHARE PLANS FOR MUNICIPALITIES TO INCREASE  
AFFORDABLE HOUSING. (Support)**

The Home Builders and Remodelers Association of Connecticut (HBRA-CT) is a professional trade association with almost 900 business members statewide, employing tens of thousands of Connecticut residents. Our association of small businesses consists of residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry. We build between 70% to 80% of all new homes and apartments in Connecticut each year and engage in countless home remodeling projects.

Thank you for the opportunity to submit testimony on House Bill 5204. If passed this bill would require an assessment by the Office of Policy and Management of the state-wide need for affordable housing and the allocation of such need to planning regions and municipalities. The bill would also require municipalities to create and submit plans on how they will meet their goals and requires that municipalities report on their performance in meeting said goals.

The HBRA-CT welcomes opportunities to explore ways to build more of the housing that meets the diverse needs of all CT residents and helps us build more affordably in the state of CT. It is no secret that Connecticut has seen depressed housing production levels for over a decade. Production has been insufficient to meet the current demands for a more diverse housing stock. In turn, the resulting scarcity has become a contributing factor to the skyrocketing costs that renters and buyers in Connecticut are currently experiencing.

The HBRA welcomes the opportunity to engage in a constructive dialogue with OPM, DOH and other interested parties to remove artificial barriers to meeting market demand such as overly restrictive municipal land use regulations and timely and burdensome approval processes that choke the natural flow of housing production. The HBRA-CT stands ready to join the conversation to help ensure that this legislation results in the production of more

housing units of all types, inclusive of both market rate and affordable which will, in turn, help to naturally drive down the cost of housing.

**Thank you, for the opportunity to provide testimony on HB 5204.**